



Document 2018 2687

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Rec Amt \$22.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$453.60

ANNO

Rev Stamp# 340 DOV# 344

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$283,600

2 x 3
4

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Jacob K. and Angelia L. Johnston

1187 Earlham Road

Earlham, Iowa 50072

E/ **Return Document To:** (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

Grantors:

Carol S. Menke Living Trust

Grantees:

Jacob K. Johnston

Angelia L. Johnston

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of \$283,600.00 and no/100ths----- Dollar(s) and other valuable consideration, Carol S. Menke and Joseph E. Menke
(Trustee) (Co-Trustees)
of the CAROL S. MENKE LIVING TRUST dated March 31, 2015,
does hereby convey to JACOB K. JOHNSTON and ANGELIA L. JOHNSTON, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and made this reference incorporated herein.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated August 11, 2018 .

Carol S. Menke

Carol S. Menke
As ~~Trustee~~ (Co-Trustee) of
the above-entitled trust

Joseph E. Menke

Joseph E. Menke
As ~~Trustee~~ (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on August, 2018, by Carol S. Menke

Carol S. Menke

(Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on August, 2018, by Joseph E. Menke

Joseph E. Menke

As (~~Trustee~~) (Co-Trustee) of the above entitled trust.

Shayin Barck
Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

A tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast corner of said Section Twelve (12), thence West 944.60 feet, thence North 10°24'48" East 462.54 feet, thence North 73°19'00" East 62.59 feet, thence North 36°19'35" East 190.37 feet, thence North 05°43'52" East 616.57 feet, thence North 89°46'06" East 279.42 feet, thence North 00°47'09" East 530.02 feet, thence North 88°55'30" East 344.96 feet to the East line of said Southeast Quarter (¼) (also being the centerline of County Highway P-57), thence along said East line, South 00°09'28" West 1777.33 feet to the Point of Beginning, containing 25.97 acres, more or less;

EXCEPTING THEREFROM a tract of land described as follows: Commencing at the Southeast corner of said Section Twelve (12), thence along the East line of the Southeast Quarter (¼) of said Section, North 00°09'28" East 935.81 feet to the point of beginning, thence North 86°02'43" West 342.68 feet, thence North 00°33'14" East 222.46 feet, thence North 87°56'39" West 9.76 feet, thence North 00°23'27" West 58.64 feet, thence North 00°47'09" East 530.02 feet, thence North 88°55'30" East 344.96 feet to the East line of said Southeast Quarter (¼) (also being the centerline of County Highway P-57), thence along said East line, South 00°09'28" West 841.52 feet to the point of beginning, containing 6.57 acres, more or less, including county road right-of-way. 